

Document #4966

10/8/87

MEMORANDUM

OCTOBER 8, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 65 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	1	5		1
Back Bay	1		1	1
Beacon Hill	1			
Charlestown		2		
Chinatown				
City Proper				1
Dorchester	7	2		2
East Boston	1	2		1
Fenway				
Government Center				
Hyde Park	2	1	1	
Jamaica Plain	5		1	1
Kenmore				
Mattapan				
North End				
Roslindale		2		
Roxbury	2			
South Boston	4	3	1	3
South Cove				
South End				
West Roxbury	4			1

Allston-Brighton

- Denial Z-10526. 22 Leamington Road, one to two family dwelling.
- Denial Z-10455. 185 Corey Road, ballet and music studios.
- Approval Z-10537. 40 Soldiers Field Place, law offices.
- Denial Z-10487. 103R Evans Road, garage conversion.
- Denial Z-10423. 25 Ridge Road, two family dwelling.
- Deferral Z-10559. 15 Ashford Street, one to two family dwelling.
- Denial Z-10423. 25 Ridge Road, two family dwelling.

Back Bay

- Denial without Prejudice Z-10469. 172 Newbury Street, penthouse addition to office building.
- Approval Z-10557. 739 Boylston Street, basement parking spaces.
- Deferral Z-10478. 9-11 Harcourt Street, Authority review.

Beacon Hill

- Approval Z-10424. 58 Beacon Street, roof headhouse.

Charlestown

- Denial Z-10488. 20 Sullivan Street, three family dwelling.
- Denial Z-10524. 1-3 Bartlett Street, four family dwelling.

City Proper

- Deferral Z-10499. 671-677 Washington Street, review with Authority and community.
- Approval Z-10661. 150 State Street, offices, restaurant, school.

Dorchester

- Denial Z-10494. 24 Manley Street, basement apartments.
- Approval Z-10495. 49 Houghton Street, reconstruct rear porch.
- Approval Z-10497. 19 Port Norfolk Street, rear porch.
- Approval Z-10498. 7 Robin Hood Street, accessory garage.
- Approval Z-10507. 95 Greenwood Street, existing three family dwelling.

Approval Z-10548. 40 Church Street, porch reconstruction.
Approval Z-10564. 9 Annapolis Street, porch enclosure.
Deferral Z-10349. 135 Buttonwood Street, addition to retail-storage structure.
Denial Z-10492. 1104 Adams Street, two to three family dwelling.
Deferral Z-10515. 11 Ashmont Street, two story addition.
Approval Z-10529. 386 Blue Hill Avenue, legalize four apartments and barber shop.

East Boston

Denial Z-10510. 308 Bremen Street, parking lot.
Denial Z-10513. 15 St. Andrew Road, club to four apartments.
Approval Z-10501- 7 Shelby Street and 328 Princeton Street subdivision.
10502.
Deferral Z-10595. 254-256 Bennington Street, restaurant.

Hyde Park

Approval Z-10505. 11 Winter Street, two family dwelling.
Denial Z-10520. 1-7 Wolcott Court, auto body repair shop.
without
Prejudice
Approval Z-10544. 133 Dana Avenue, addition for more living space.
Denial Z-10549. 20 Thompson Street, change from one to two family dwelling.

Jamaica Plain

Approval Z-10696- 9-13 Bucknam Street, 11-23 Lawn Street, 63-73 Wensley
10712. Street, 66-74 Fisher Avenue, 17 one family dwellings.
Approval Z-10490- 28-38 Woodlawn Street, two three-family dwellings.
10491.
Denial Z-10500. 109 Morton Street, ancillary parking.
without
Prejudice

Approval Z-10506. 7 Mosssdale Road, one story addition.
Approval Z-10525. 16-20 Plainfield Street, three family dwelling.
Approval Z-10551. 32 Cheshire Street, enlarge dormers.
Defferal Z-10553- 89 Rockview and 48 St. John Streets, porch, greenhouse
10555 additions.

Roslindale

Denial Z-10486. 19-21 Charme Avenue, basement apartment.
Denial Z-10489. 274 Metropolitan Avenue, two to three family dwelling.

Roxbury

Approval Z-10556. 12 Hillside Street, accessory parking garage.
Approval Z-10563. 43 Clifford Street, two to three family dwelling.

South Boston

Deferral Z-10545- 24-32 Farnsworth Street, change to offices and two story
10546 addition.
Approval Z-10578. 15 Dixfield Street, one to two family dwelling.
Deferral Z-10485. 159 Dorchester Street, roof deck addition.
Deferral Z-10509. 483 East Broadway, seven to eight apartments.
Denial Z-10521. 34-36 Boston Street, legalize five apartments.
Approval Z-10522. 9 Springer Street, basement bedroom.
Approval Z-10534. 32 P Street, two sundecks.
Deferral Z-10536. 24-26 Dixfield Street, two family dwelling.
Denial Z-10558. 1512 Columbia Road, three to four family dwelling.
Approval Z-10567. 721 East Fifth Street, legalize two family dwelling.
Denial Z-10585. 335-337 West Second Street, storage of buses.

South End

Approval Z-10645- 90 Warren Avenue and 2 Clarendon Street, 18 off-street
10646. parking spaces.

Denial Z-10463- 1023-1029 Tremont Street, combine buildings for twelve
without prejudice 10464. apartments.

Deferral Z-10523. 72 Rutland Street, dormer, roof deck additions.

Approval Z-10535. 85-99 Berkeley Street, offices, retail, garage.

West Roxbury

Approval Z-10508. 83 Crosstown Avenue, one family dwelling.

Deferral Z-10530. 192 Gardner Street, legalize offices and commercial.

Approval Z-10532. 5190 Washington Street, legalize beauty salon and stores.

Approval Z-10538. 416 Baker Street, basement rooms.

Approval Z-10649- 51-71 Stearns Road, six one-family dwellings.
10654.

BOARD OF APPEAL REFERRALS

OCTOBER 8, 1987

Hearing

1. Z-9963

SEPARATE MEMO

2. Z-10349

10/20/87

Napoli Wrecking Company
135 Buttonwood Street, Dorchester

3. Z-10423

10/13/87

Ralph Tenaglia
25 Ridge Road, Brighton

4. Z-10424

10/20/87

Scott Slater
58 Beacon Street, Boston

5. Z-10455

10/20/87

John F. Gately
185 Corey Road, Brighton

*6. Z-10463

10/13/87

Cliff Boyle, Trustee
1023-1029 Tremont Street, Boston

7. Z-10469

10/20/87

Continental Excel Realty Trust
172 Newbury Street, Boston

8. Z-10478

10/13/87

Mario Nicosia (Purchaser)
9-11 Harcourt Street, Boston

9. Z-10485

10/13/87

Jay Jakubowski
159 Dorchester Street, South Boston

10. Z-10486

10/13/87

Robert W. Dana
19-21 Charme Avenue, Roslindale

11. Z-10487

10/13/87

Jacob M. Rosengard
103R Evans Road, Brighton

12. Z-10488

10/13/87

Bonnie L. MacKenzie
20 Sullivan Street, Charlestown

13. Z-10489

10/13/87

Vincent Tarara
274 Metropolitan Avenue, Roslindale

14. Z-10490-10491

10/13/87

Jeffrey Klein
28 & 36-38 Woodlawn Street, Jamaica Plain

15. Z-10492

10/13/87

Harold E. McLaughlin
1104 Adams Street, Dorchester

16. Z-10494

10/13/87

Gerard L. Cardillo
24 Manley Street, Dorchester

17. Z-10495

10/13/87

Carol A. & John J. O'Leary
49 Houghton Street, Dorchester

*not included in original submission

BOARD OF APPEAL REFERRALS

OCTOBER 8, 1987

Hearing

18.	Z-10497	10/13/87	Mary R. & Charles A. Williams, Jr. 19 Port Norfolk Street, Dorchester
19.	Z-10498	10/13/87	Anasticio Valentin 7 Robinhood Street, Dorchester
20.	Z-10499	10/13/87	Bel-Art Realty, Inc. Rosalie D. LaRaia 671-677 Washington Street, Boston
21.	Z-10500	10/13/87	Forest Hills Cemetery 109 Morton Street, Jamaica Plain
22.	Z-10501-10502	10/13/87	James Rosatle 7 Shelby Street & 328 Princeton Street East Boston
23.	Z-10505	10/13/87	Gerald Kearns 11 Winter Street, Hyde Park
24.	Z-10506	10/13/87	Charles Georgenes 7 Mossdale Road, Jamaica Plain
25.	Z-10507	10/13/87	Gloria Benjamin 94 Greenwood Street, Dorchester
26.	Z-10508	10/15/87	John P. Vito 83 Crosstown Avenue, West Roxbury
27.	Z-10509	10/15/87	William D. Harrigan, Trustee 483 East Broadway, South Boston
28.	Z-10510	10/15/87	Luigi DeAcetis 308 Bremen Street, East Boston
29.	Z-10512	10/20/87	Jose Sanjuan 260-262 Market Street, Brighton
30.	Z-10513	10/20/87	Knights of Columbus Joseph Mario 15 St. Andrew Road, East Boston
31.	Z-10515	10/15/87	Joseph M. McCarthy 11 Ashmont Street, Dorchester
32.	Z-10520	10/15/87	Richard Poillucci 1-7 Wolcott Court, Hyde Park
33.	Z-10521	10/15/87	Paul F. Lydon 34-36 Boston Street, South Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

OCTOBER 8, 1987

		<u>Hearing</u>	
34.	Z-10522	10/15/87	John C. Bristol 9 Springer Street, South Boston
*35.	Z-10523	10/15/87	Nancy P. Wilson 72 Rutland Street, Boston
36.	Z-10524	10/15/87	Pierre Tresfort 1-3 Bartlett Street, Charlestown
37.	Z-10525	10/15/87	Joseph Antonellis & Paul Boucher 16-20 Plainfield Street, Jamaica Plain
38.	Z-10526	10/15/87	Alex Niedman & Evelyn L. Cassara 22 Leamington Road, Brighton
39.	Z-10529	10/15/87	Clyde Coburn 386 Blue Hill Avenue, Dorchester
40.	Z-10530	10/15/87	Look, Inc. 192 Gardner Street, West Roxbury
41.	Z-10532	10/15/87	Komari Realty Trust 5190 Washington Street, West Roxbury
42.	Z-10534	10/20/87	John W. Churchward 32 P Street, South Boston
*43.	Z-10535	10/15/87	Gunwyn/95 Berkeley Limited Partnership 85-99 Berkeley Street, Boston
*44.	Z-10536	10/15/87	Linda Burke & Martin Bowes 24-26 Dixfield Street, South Boston
45.	Z-10537	----	Gilbert S. Bass 40 Soldiers Field Place, Brighton
46.	Z-10538	10/15/87	Mrs. George C. Eliopolous 416 Baker Street, West Roxbury
47.	Z-10544	10/15/87	Joseph I. McQuaid 133 Dana Avenue, Hyde Park
48.	Z-10545-10546	10/15/87	Barkan-Farnsworth Limited Partnership 24-32 Farnsworth Street, South Boston
49.	Z-10548	10/15/87	Alfred E. Reinert 40 Church Street, Dorchester
50.	Z-10549	10/15/87	Elia Russo 20 Thompson Street, Hyde Park

*not included in original submission

BOARD OF APPEAL REFERRALS

OCTOBER 8, 1987

Hearing

51.	Z-10551	10/15/87	Christine & Gary Miller 32 Cheshire Street, Jamaica Plain
52.	Z-10553-10555	10/20/87	Abraham Aly 89-89R Rockview Street & 48 St. John Street Jamaica Plain
53.	Z-10556	10/20/87	John & Francis Hauck 12 Hillside Street, Roxbury
54.	Z-10557	10/20/87	Barry D. Hoffman, Trustee 739 Boylston Street, Boston
55.	Z-10558	10/20/87	James A. & Barbara A. Burke 1512 Columbia Road, South Boston
56.	Z-10559	10/20/87	Kenneth & Debra MacIntosh 15 Ashford Street, Brighton
57.	Z-10563	10/20/87	James C. Matthews 43 Clifford Street, Roxbury
58.	Z-10564	10/13/87	Carlos & Maria Rezende 9 Annapolis Street, Dorchester
59.	Z-10567	10/20/87	Selma M. Pagnatto 721 East Fifth Street, South Boston
60.	Z-10578	10/15/87	Michael Tivnan 15 Dixfield Street, South Boston
61.	Z-10585	10/13/87	Deacon Transportation Company Michael J. Thomas 335-337 West Second Street, South Boston
62.	Z-10595	10/13/87	Tony & Angel's Realty Trust Anthony F. Parella 254-256 Bennington Street, East Boston
63.	Z-10645-10646	10/20/87	2 Clarendon Street Realty Trust Michael A. Leabman, Trustee 90 Warren Avenue & 2 Clarendon Street Boston
64.	Z-10649-10654	10/20/87	Joseph Dennis Homes, Inc. Stearns Road Nominee Trust 51-71 Stearns Road, West Roxbury
65.	Z-10696-10712	10/20/87	Boston Redevelopment Authority Boston Neighborhood Housing Services, Inc. 9-13 Bucknam Street, 11-23 Lawn Street, 63-73 Wensley Street, Jamaica Plain 66-74 Fisher Avenue, Roxbury

*not included in original submission

BOARD OF APPEAL REFERRALS

OCTOBER 8, 1987

Hearing

66. Z-10661 10/20/87 Natrac Equities, Inc.
150 State Street, Boston

10/20/87 10/20/87 Z-10661
Architectural University
375 Huntington Avenue
Boston

Site: University complex

District: Apartment (10-1)

Purpose: Great four-story library resource center structure.

Violations: College, library, research and teaching laboratories.
and secondary student work are conditional use.

Impediment to traffic and setback of property.

Vote:

SEPARATE INFO.

MEMORANDUM

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STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/20/87 Z-9963
Northeastern University
376 Huntington Avenue
Boston

Site: University complex

District(s): Apartment (H-3)

Purpose: Erect four-story library resource center structure.

Violation(s): College, library, research and teaching laboratories,
and accessory student uses are conditional uses.

Insufficient front yard and setback of parapet.

VOTED:

SEPARATE MEMO

Hearing: 10/20/87 Z-10349
Napoli Wrecking Company
135 Buttonwood Street
Dorchester

Site: One-story structure

District(s): Apartment (H-1 and Manufacturing (M-1)

Purpose: Combine lots; erect 40' x 50' side addition to
retail-building material storage structure.

Violation(s): Extension of nonconforming use.
Insufficient front yard and off-street parking.

VOTED: In reference to petition Z-10349, Napoli Wrecking Company, 135 Buttonwood Street, Dorchester, for three variances to erect side addition to retail-building material storage structure in an apartment (H-1) and manufacturing (M-1) districts, the Boston Redevelopment Authority recommends deferral. Construction of a 40' x 50' building addition is located at the corner of Locust Street and Buttonwood Street, adjacent to the Southeast Expressway. Buttonwood Street and Locust Street both contain dense housing conditions which conflict with the contractor's yard and business. The addition to the existing building should be reviewed with the Authority and the community to ensure the addition is not a further encroachment into the residential community.



Z-10349 135 BUTTONWOOD ST DORCHESTER

Board of Appeal Referrals

10/8/87

Hearing: 10/13/87 Z-10423
Ralph M. Tenaglia
25 Ridge Road
Brighton

Site: 7,158 Square feet of land

District(s): Local business (L-1)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10423, Ralph M. Tenaglia, 25 Ridge Road, Brighton, for variance to erect two-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Site, 7,158 square feet of land, is located to the rear of a lot which faces on Murdock Street. Ridge Road is apparently a paper street as it is presently overgrown with trees and weeds. Code requirement is 8,000 square feet for two-family dwelling. PZAC and other community have strong concerns with respect to excessive density. Proposal does not comply with Code conditions required for variance.



Z-10423

25 RIDGE RD BRIGHTON

10/8/87

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Hearing: 10/20/87 Z-10424
Scott Slater
58 Beacon Street
Boston

Site: Five-story structure

District(s): Apartment (H-2-65)

Purpose: Erect roofdeck and stairway addition to ten-unit
apartment structure.

Violation(s): Excessive building height.

VOTED: In reference to petition Z-10424, Scott Slater, 58 Beacon Street, Boston, for variance to erect roofdeck and stairway addition to ten-unit apartment structure in an apartment (H-2-65) district, the Boston Redevelopment authority recommends approval. Roof headhouse will provide access to roofdeck. Such structures are common in neighborhood and this headhouse was designed to provide minimal intrusion from ground level. Conceptual design has been approved by Beacon Hill Architectural Commission.



Z-10424

58 BEACON ST BOSTON

Board of Appeal Referrals

10/8/87

Hearing: 10/20/87

Z-10455
John F. Gately
185 Corey Road
Brighton

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from office and storage to office, storage, and ballet and music studios.

Violation(s): Ballet and music studio is forbidden use.

VOTED: In reference to petition Z-10455, John F. Gately, 185 Corey Road, Brighton, for forbidden use for change of occupancy from office and storage to same and ballet and music studio in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. No evidence has been submitted by appellant to justify granting the additional use. Existing office and storage uses for which there is a market are reasonable uses of the structure. Corey Hill Neighborhood Association and PZAC are opposed. A limousine service existing at this site exacerbates neighborhood traffic conditions.



Z-10455

185 COREY RD BRIGHTON

Hearing: 10/13/87 Z-10463-10464
Cliff Boyle, Trustee
1023-1029 Tremont Street
Boston

Site: Four- and three-story structures

District(s): Manufacturing (M-1)

Purpose: Combine buildings for twelve apartments and two stores; erect two-story and one-story additions.

Violation(s): Extension of nonconforming use.
Excessive floor area ratio and building height.
Insufficient rear yard and off-street parking.

VOTED: In reference to petitions Z-10463-10464, Cliff Boyle, Trustee, 1023-1029 Tremont Street, Boston, for nine variances to combine buildings for twelve apartments and two stores and erect two-story and one-story additions in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant has informed Authority of intention to withdraw this petition for further review-planning and resubmission at future date.



Z-10463

1023-1029 TREMONT ST BOSTON

Board of Appeal Referrals

10/8/87

Hearing: 10/20/87 Z-10469
Continental Excel Realty Trust
172 Newbury Street
Boston

Site: Five-story structure

District(s): General business (B-3-65)

Purpose: Erect penthouse addition to office structure.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10469, Continental Excel Realty Trust, 172 Newbury Street, Boston, for variance to erect penthouse addition to office structure in a general business (B-3-65) district, the Boston Redevelopment Authority recommends denial without prejudice. The Neighborhood Association of the Back Bay is not in support of this project on the grounds of its excessive density. The Back Bay Architectural Commission conditionally approved the general massing plans in March, 1987, but has not reviewed plans nor granted approval for any details of the proposal, including those related to excavation of the facade or the rooftop addition.



Z-10469

172 NEWBURY ST

BOSTON

Board of Appeal Referrals

10/8/87

Hearing: 10/13/87 Z-10478
Mario Nicosia (Purchaser)
9-11 Harcourt Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-45)

Purpose: Change occupancy from light manufacturing to 18
apartments, parking garage, and offices.

Violation(s): Office is forbidden use.

Excessive floor area ratio.

Restricted roof structure and restricted parking
districts.

Insufficient open space and rear yard.

VOTED: In reference to petition Z-10478, Mario Nicosia
(Purchaser), 9-11 Harcourt Street, Boston, for
forbidden, two conditional uses, and four variances
for change of occupancy from light manufacturing
to 18 apartments, parking garage, and office in
an apartment (H-2-45) district, the Boston
Redevelopment Authority recommends deferral for
further Authority review of proposal and to reach
an agreement on outstanding issues.



Z-10478

9-11 HARCOURT ST

BOSTON

Board of Appeal Referrals

10/8/87

Hearing: 10/13/87 Z-10485
Jay Jakubowski
159 Dorchester Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Erect roofdeck addition to four-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10485, Jay Jakubowski, 159 Dorchester Street, South Boston, for variance to erect roofdeck addition to four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral until appellant reviews plans with abutters. Proposed rooftop deck. 159 Dorchester Avenue is one story higher than the residence at 285 Bowen Street and construction on the roof.

This building is a concern. The building shares a party wall with 285 Bowen Street and roof construction will affect 285 Bowen Street and should be reviewed by the abutters.



Z-10485

159 DORCHESTER ST

SOUTH BOSTON

Board of Appeal Referrals

10/8/87

Hearing: 10/13/87 Z-10486
Robert W. Danna
19-21 Charme Avenue
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.
Insufficient lot area, width, and off-street parking.
Excessive floor area ratio.

VOTED: In reference to petition Z-10486, Robert W. Danna, 19-21 Charme Avenue, Roslindale, for forbidden use and four variances to legalize occupancy as three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Existing two-family dwelling. Proposed three-family dwelling is inappropriate in this predominantly two-family neighborhood and further a basement apartment would create an unwanted precedent.



Z-10486

19-21 CHARME AVE ROSLINDALE

Board of Appeal Referrals

10/8/87

Hearing: 10/13/87 Z-10487
Jacob M. Rosengard
103R Evans Road
Brighton

Site: One-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from garage to one apartment
and erect one-story front addition.

Violation(s): Insufficient rear yard.

Building on rear of lot.

Two or more dwellings on same lot.

VOTED: In reference to petition Z-10487, Jacob M. Rosengard, 103R Evans Road, Brighton, for three variances for change of occupancy from garage to one apartment and erect one-story front addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Conversion of garage would be unwanted precedent. In the past, the Corey Hill Neighborhood Association has opposed density increases in this unusually dense area.



Z-10487

103R EVANS RD

BRIGHTON

Board of Appeal Referrals

10/8/87

Hearing: 10/13/87 Z-10488
Bonnie L. MacKenzie
20 Sullivan Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-10488, Bonnie L. MacKenzie, 20 Sullivan Street, Charlestown, for three variances to legalize occupancy as three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. No record of legal occupancy. Predominantly one- and two-family area. Three-family dwelling would set a dangerous precedent. Historically, the structure has been occupied as a two-family dwelling, a more appropriate density which the Authority would support.



Z-10488

20 SULLIVAN ST

CHARLESTOWN

Board of Appeal Referrals

10/8/87

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Hearing: 10/13/87

Z-10489
Vincent Tarara
274 Metropolitan Avenue
Roslindale

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.
Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-10489, Vincent Tarara, 274 Metropolitan Avenue, Roslindale, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Three-family dwelling is inappropriate within a predominantly one- and two-family neighborhood and would also create an unwanted precedent.



Z-10489 274 METROPOLITAN AVE ROSLINDALE

Board of Appeal Referrals

10/8/87

Hearing: 10/13/87 Z-10490-10491
Jeffrey Klein
28 & 36-38 Woodlawn Street
Jamaica Plain

Site: 2,974 and 2,926 Square feet of vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect two three-family dwellings.

Violation(s): Off-street parking not allowed within front or side yards.

Excessive floor area ratio.

Insufficient lot area, width, open space, front, side, and rear yards.

VOTED: In reference to petitions Z-10490-10491, Jeffrey Klein, 28 & 36-38 Woodlawn Street, Jamaica Plain, for fifteen variances to erect two three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Predominantly three-family neighborhood. Lots are similar to those of existing properties on street. Open space mitigated by proximity to Arboretum, Franklin Park, and new MBTA Southwest Park. Off-street parking is technically in side yard but will be located to the rear of the structures.



Z-10490-10491

28 & 36-38 WOODLAWN ST JAMAICA PLAIN

Board of Appeal Referrals

10/8/87

Hearing: 10/13/87

Z-10492
Harold E. McLaughlin
1104 Adams Street
Dorchester

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Change in nonconforming use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-10492, Harold E. McLaughlin, 1104 Adams Street, Dorchester, for change in nonconforming use and two variances for change of occupancy from two- to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Predominantly one- and two-family neighborhood. Conversion would create an unwanted precedent. Appellant has not demonstrated evidence to justify change of occupancy.

Z-10492

1104 ADAMS ST

DORCHESTER



CEDAR GRO

CEMETERY

DORCHESTER PARK

Z-10492

1104 ADAMS ST DORCHESTER

Board of Appeal Referrals

10/8/87

Hearing: 10/13/87 Z-10494
Gerard L. Cardillo
24 Manley Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from six to eight apartments.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-10494, Gerard L. Cardillo, 24 Manley Street, Dorchester, for three variances for change of occupancy from six to eight apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Basement apartments are inappropriate. There is no off-street parking and the increase will further exacerbate this existing condition.

Z-10494 - 24 MANLEY ST - DORCHESTER



Z-10494

24 MANLEY ST DORCHESTER

10/8/87

Hearing: 10/13/87 Z-10495
Carol A. & John J. O'Leary
49 Houghton Street
Dorchester

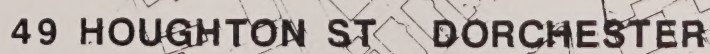
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect one-story porch addition to three-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10495, Carol A. & John J. O'Leary, 49 Houghton Street, Dorchester, for variance to erect one-story porch addition to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Rear porch in need of extensive repair will be reconstructed to its original condition. Appellant states abutters are not opposed.



Board of Appeal Referrals

10/8/87

13

Hearing: 10/13/87 Z-10497
Mary R. & Charles A. Williams, Jr.
19 Port Norfolk Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect rear porch addition to one-family dwelling.

Violation(s): Projection less than ten feet front rear lot line.

VOTED: In reference to petition Z-10497, Mary R. & Charles A. Williams, Jr., 19 Port Norfolk Street, Dorchester, for variance to erect rear porch addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition. Rear abutters by letter have no objection to rear porch.

Board of Appeal Referrals

10/8/87

Hearing: 10/13/87 Z-10498
Anasticio Valentin
7 Robin Hood Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect accessory garage addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10498, Anasticio Valentin, 7 Robin Hood Street, Dorchester, for variance to erect accessory garage addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment be submitted to the Authority for design review approval.



Z-10498

7 ROBINHOOD ST DORCHESTER

Board of Appeal Referrals

10/8/87

20

Hearing: 10/13/87 Z-10499
Bel-Art Realty, Inc.
Rosalie D. LaRaia
671-677 Washington Street
Boston

Site: Two-story structure

District(s): General business (B-10)

Purpose: Change occupancy from movie theatre, three retail stores, offices, and two restaurants to same uses and five apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-10499, Bel-Art Realty, Inc., Rosalie D. LaRaia, 671-677 Washington Street, Boston, for variance for change of occupancy from movie theatre, three retail stores, offices, and two restaurants to same and five apartments in an adult entertainment general business (B-10) district, the Boston Redevelopment Authority recommends deferral. Appellant must review plans with Authority and community so that a comprehensive recommendation can be submitted to the Board.

Z-10499 671-677 WASHINGTON ST BOSTON



BOSTON

COMMON

CENTRAL
BURIAL
GROUND

Z-10499

671-677 WASHINGTON ST

BOSTON

Hearing: 10/13/87 Z-10500
Forest Hills Cemetery
109 Morton Street
Jamaica Plain

Site: Vacant land

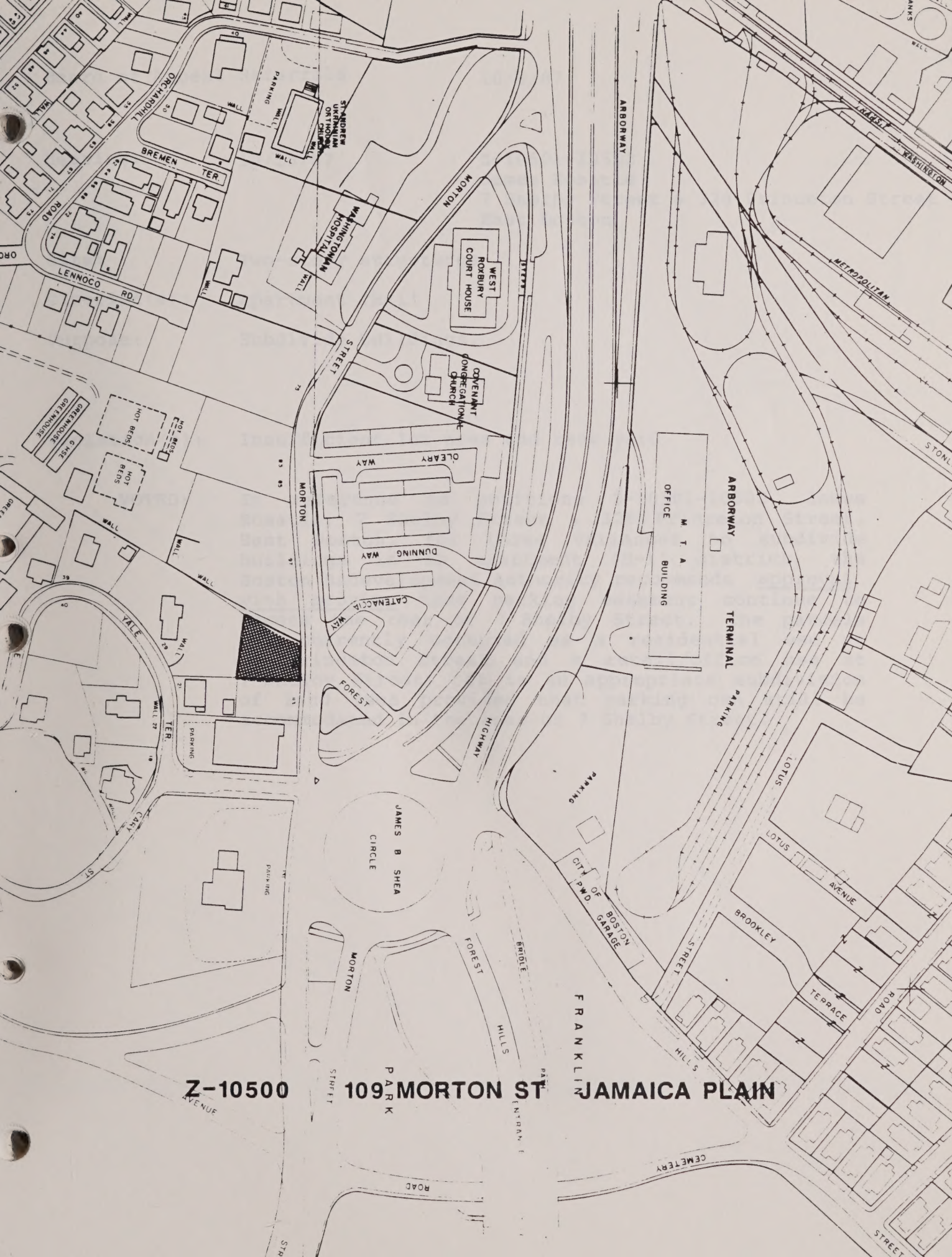
District(s): Residential, three-family (R-.8)

Purpose: Use premises for ancillary parking.

Violation(s): Parking lot is conditional use.

Ancillary parking is conditional use.

VOTED: In reference to petition Z-10500, Forest Hills Cemetery, 109 Morton Street, Jamaica Plain, for two conditional uses to use premises for ancillary parking in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant will withdraw appeal and reapply at future date.



Z-10500

109 MORTON ST

JAMAICA PLAIN

Board of Appeal Referrals

10/8/87

22

Hearing: 10/13/87 Z-10501-10502
James Rosatle
7 Shelby Street & 328 Princeton Street
East Boston

Site: Two-story structures

District(s): Apartment (H-1)

Purpose: Subdivide buildings.

Violation(s): Insufficient lot area and rear yard.

VOTED: In reference to petitions Z-10501-10502, James Rosatle, 7 Shelby Street & 328 Princeton Street, East Boston, for three variances to subdivide buildings in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that parking easement continue to access the rear of 7 Shelby Street. The parcels are currently occupied as a residential use at 328 Princeton Street and a retail/office use at 7 Shelby Street. It is an appropriate subdivision of land uses provided that parking can still be accommodated in the rear of 7 Shelby Street.

Z-10501-10502 7 SHELBY ST & 328 PRINCETON ST EAST BOSTON



Z-10501-10502 7 SHELBY ST & 328 PRINCETON ST EAST BOSTON

Board of Appeal Referrals

10/8/87

Hearing: 10/13/87 Z-10505
Gerald Kearns
11 Winter Street
Hyde Park

Site: 6,419 Square feet of land

District(s): Manufacturing (M-1)

Purpose: Erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

VOTED: In reference to petition Z-10505, Gerald Kearns, 11 Winter Street, Hyde Park, for forbidden use to erect two-family dwelling in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to siting, exterior treatment, and off-street parking be submitted to the Authority for design review approval. Proposal consistent with one- and two-family homes on Winter Street.



Z-10505

11 WINTER ST HYDE PARK

Board of Appeal Referrals

10/8/87

24

Hearing: 10/13/87

Z-10506
Charles Georgenes
7 Mosssdale Road
Jamaica Plain

Site: Two-story structure

District(s): Single-family (S-.3)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10506, Charles Georgenes, 7 Mosssdale Road, Jamaica Plain, for two variances to erect rear addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Adequate rear yard remaining. Appellant states he has abutters' support.



Z-10506

7 MOSSDALE RD

JAMAICA PLAIN

Board of Appeal Referrals

10/8/87

25

Hearing: 10/13/87 Z-10507
Gloria Benjamin
94 Greenwood Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10507, Gloria Benjamin, 94 Greenwood Street, Dorchester, for variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition for many years. Appellant purchased home in March as a three-family dwelling.



Z-10507 94 GREENWOOD ST DORCHESTER

Board of Appeal Referrals

10/8/87

26

Hearing: 10/15/87 Z-10508
John P. Vito
83 Crosstown Avenue
West Roxbury

Site: 5,918 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area and width.

VOTED: In reference to petition Z-10508, John P. Vito, 83 Crosstown Avenue, West Roxbury, for two variances to erect a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Proposal consistent with single-family area. Minimal lot area deficiency.

Z-10508 83 CROSTOWN AVE WEST ROXBURY



Z-10508

83 CROSSTOWN AVE WEST ROXBURY

Board of Appeal Referrals

10/8/87

Hearing: 10/15/87 Z-10509
William D. Harrigan, Trustee
483 East Broadway
South Boston

Site: Four-story structure

District(s): General business (B-2)

Purpose: Change occupancy from seven apartments and store
to eight apartments and store.

Violation(s): Insufficient lot area, open space, and rear yard.

VOTED: In reference to petition Z-10509, William D. Harrigan, Trustee, 483 East Broadway, South Boston, for three variances for change of occupancy from seven apartments and store to eight apartments and store in a general business (B-2) district, the Boston Redevelopment Authority recommends deferral until appellant reviews plans with the Authority. The building is located at the intersection of East and West Broadway and is part of a series of brick rowhouses which maintain first-floor commercial spaces and residential units above. This is a heavily congested area and the increase in occupancy of any of these buildings must be thoroughly reviewed in order to prevent unwanted precedents. There is no off-street parking for the residential or commercial units and any change in use must address this serious problem.



Z-10509

483 EAST BROADWAY

SOUTH BOSTON

Board of Appeal Referrals

10/8/87

Hearing: 10/15/87 Z-10510
Luigi DeAcetis
308 Bremen Street
East Boston

Site: Vacant land

District(s): Manufacturing (M-1)

Purpose: Use premises for parking for fee for 12 vehicles.

Violation(s): Parking design.

VOTED: In reference to petition Z-10510, Luigi DeAcetis, 308 Bremen Street, East Boston, for variance to use premises for parking of twelve vehicles in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. The parcel abuts, to the rear, a very dense residential neighborhood along Chelsea Street. This residential area has long been impacted by the uses allowed in the manufacturing district along Bremen Street to the rear of the neighborhood and the lack of effective setback and buffering between residential uses and more intensive uses. Also, the community as a whole has been seriously impacted by park and fly lots along Bremen Street and throughout East Boston. Although the stated use of this proposal is to meet the parking demands of the community rather than the needs of Logan Airport, approval of this application would set a dangerous precedent for other proposals of this type within the community. The business might eventually begin to service Logan. East Boston has had a long history regarding airport-related uses and the externalities imposed by them upon the community. The community, working with city officials, implemented a limited parking district within East Boston to restrict the proliferation of pay-for-park land uses. These uses exacerbate an already serious traffic and parking problem facing East Boston residents. Although East Boston suffers from a perceived shortage of parking for both residents and business establishments, the problem should be addressed comprehensively through the community planning IPOD process and not on a parcel by parcel basis. Approval of any private pay-for-park would only serve to jeopardize the intent of the limited parking district in East Boston.



2-10510

308 BREMEN ST EAST BOSTON

10/8/87

20

Hearing: 10/20/87 Z-10512
Jose Sanjuan
260-262 Market Street
Brighton

Site:

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, open space,
and off-street parking.

Excessive height of building.

VOTED: In reference to petition Z-10512, Jose Sanjuan, 260-262 Market Street, Brighton, for forbidden use and six variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Predominantly two-family residential use in this section of Market Street, a main artery accommodating a very heavy volume of traffic. PZAC is opposed. Conversion would create an undesirable precedent.

Z-10512 260-262 MARKET ST. BRIGHTON



Z-10512 260-262 MARKET ST BRIGHTON

10/8/87

Hearing: 10/20/87 Z-10513
Knights of Columbus
Joseph Mario
15 St. Andrew Road
East Boston

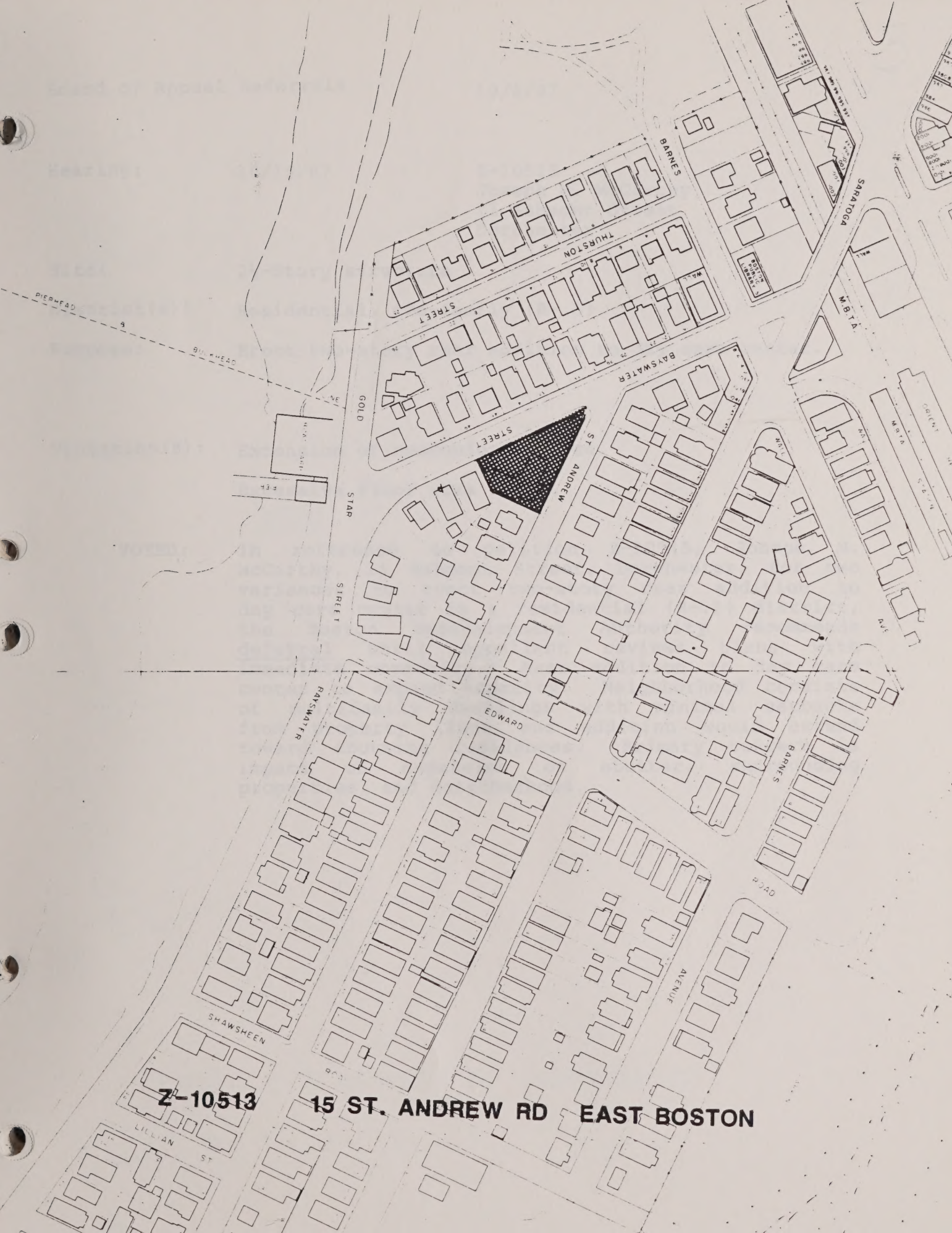
Site: 1½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from club to four apartments.

Violation(s): Insufficient lot area, width, frontage, front,
and side yards.

VOTED: In reference to petition Z-10513, Knights of Columbus, Joseph Mario, 15 St. Andrew Road, East Boston, for five variances for change of occupancy from club to four apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The proposal to convert an old masonry church (legal occupancy is now a club) to four residential units would create on the site a more appropriate land use for the neighborhood. The project is also capable of supplying the necessary off-street parking and usable open space per unit. However, four units is perceived by many residents as too dense a development. This area of East Boston is predominantly a one- and two-family neighborhood. Although there are many buildings that have been converted to three families, residents strongly resist projects that threaten the low-density character of their neighborhood. According to preliminary calculations for as-of-right build out, the building could be demolished and two duplexes built on site. The old building would be lost, and the well-established historic feeling of this neighborhood would be threatened. Despite this possibility, strong opposition to the current proposal has been voiced at many neighborhood meetings, PZAC and Land Use Council meetings, and in meetings with Authority staff. The BRA cannot support the proposal unless the developer and neighborhood are able to work toward a compromise.



Z-10513

15 ST. ANDREW RD EAST BOSTON

Board of Appeal Referrals

10/8/87

Hearing: 10/15/87

Z-10515
Joseph M. McCarthy
11 Ashmont Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect two-story rear addition to day care center.

Violation(s): Extension of nonconforming use.

Excessive floor area ratio.

- VOTED: In reference to petition Z-10515, Joseph M. McCarthy, 11 Ashmont Street, Dorchester, for two variances to erect two-story rear addition to day care center in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral until appellant reviews plans with immediate community. Rear addition to day care center to expand capacity. Neighborhood consists of multifamily dwellings with minimal setbacks from property lines and addition would extend toward abutting residences. Primary concern is impact of expansion on abutter, surrounding properties, and neighborhood.



Z-10515

11 ASHMONT ST

DORCHESTER

10/8/87

Hearing: 10/15/87 Z-10520
Richard Poillucci
1-7 Wolcott Court
Hyde Park

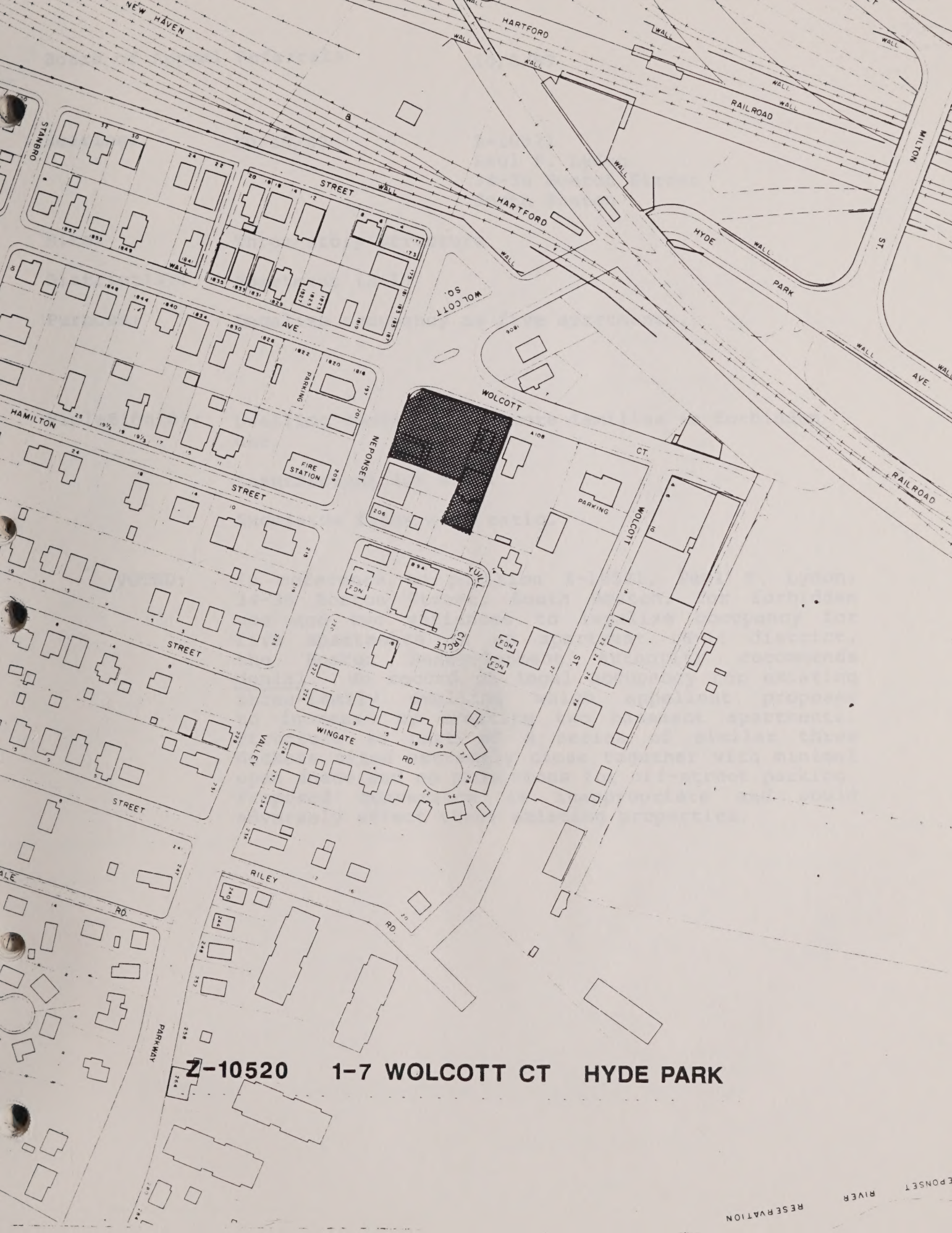
Site: 13,018 Square feet of land

District(s): Local business (L-.5)

Purpose: Erect one-story auto body repair shop structure.

Violation(s): Repair garage is conditional use.

VOTED: In reference to petition Z-10520, Richard Poillucci, 1-7 Wolcott Court, Hyde Park, for conditional use to erect one-story auto body repair shop structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. The proposed structure will be located at the center of Wolcott Square. Construction of this building for use as an autobody repair shop is not in the general character of the surrounding area. Wolcott Square is intended for local business uses characteristically more compatible with residential areas. Three gasoline service stations in Wolcott Square and the introduction of an additional auto-related use should not be encouraged. There is existing industrially zoned land in the surrounding area where this use is permitted and where industrial uses currently exist.



Z-10520 1-7 WOLCOTT CT HYDE PARK

RESERVATION RIVER PONSET

10/8/87

33

Hearing: 10/15/87 Z-10521
Paul F. Lydon
34-36 Boston Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as five apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-10521, Paul F. Lydon, 34-36 Boston Street, South Boston, for forbidden use and two variances to legalize occupancy for five apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. No record of legal occupancy for existing three-family dwelling which appellant proposes to increase by creating two basement apartments. Structure is part of a series of similar three deckers sited extremely close together with minimal open space and no provisions for off-street parking. Proposed conversion is inappropriate and would adversely affect these existing properties.

Z-10521 34-36 BOSTON ST SOUTH BOSTON



Z-10521

34-36 BOSTON ST. SOUTH BOSTON

Board of Appeal Referrals

10/8/87

Hearing: 10/15/87 Z-10522
John C. Bristol
9 Springer Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Install bedroom in basement of three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10522, John C. Bristol, 9 Springer Street, South Boston, for variance to install bedroom in basement of three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. The first-floor apartment is approximately 315 square feet in size and the living area in the basement would increase the apartment to approximately 500 square feet. The grade of the property at 9 Springer Street slopes from front to rear of the house exposing the basement to allow for light and air. The expansion of living area is compatible with the residential character of Springer Street and does not impact the surrounding properties.



Z-10522 — 9 SPRINGER ST — SOUTH BOSTON

Board of Appeal Referrals

10/8/87

35

Hearing: 10/15/87 Z-10523
Nancy P. Wilson
72 Rutland Street
Boston

Site: 3½-Story structure

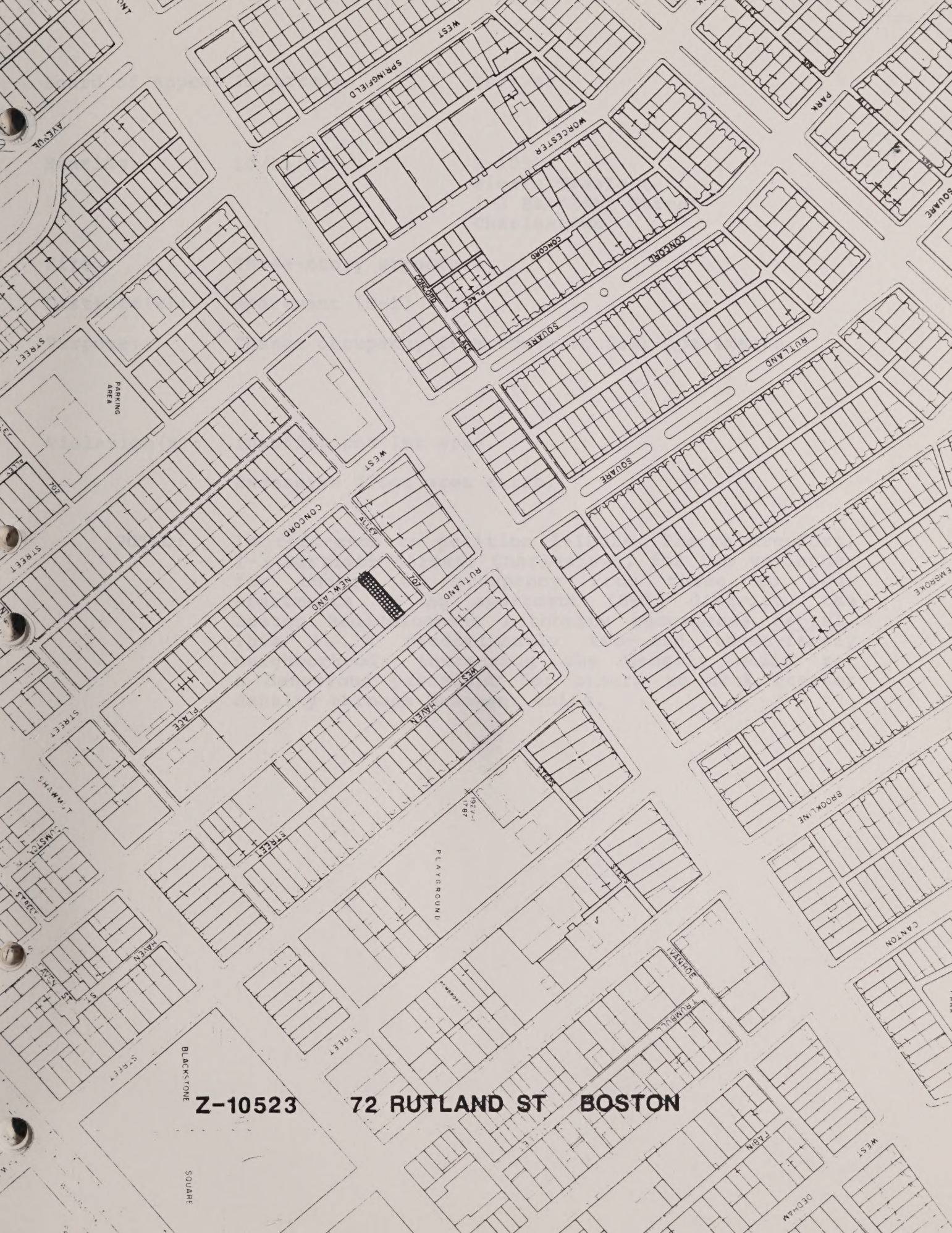
District(s): Apartment (H-2)

Purpose: Erect dormer and roofdeck additions to four-unit apartment structure.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-10523, Nancy P. Wilson, 72 Rutland Street, Boston, for conditional use to erect dormer and roofdeck additions to four-unit apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral meets with the Authority and the Pilot Block Neighborhood Association to address design, location, and visibility concerns.

Z-10523 72 RUTLAND ST. BOSTON



Z-10523

72 RUTLAND ST BOSTON

Board of Appeal Referrals

10/8/87

Hearing: 10/15/87 Z-10524
Pierre Tresfort
1-3 Bartlett Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three to four apartments.

Violation(s): Insufficient lot area.
Excessive floor area ratio.

VOTED: In reference to petition Z-10524, Pierre Tresfort, 1-3 Bartlett Street, Charlestown, for two variances for change of occupancy from three to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. This is a predominantly two- and three-family neighborhood; increasing the density would set a dangerous precedent for others to seek greater density through basement units.



Z-10524

1-3 BARTLETT ST

CHARLESTOWN

Board of Appeal Referrals

10/8/87

Hearing: 10/15/87 Z-10525
Joseph Antonellis & Paul Boucher
16-20 Plainfield Street
Jamaica Plain

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-family dwelling.

Violation(s): Off-street parking not allowed within front or side yards.

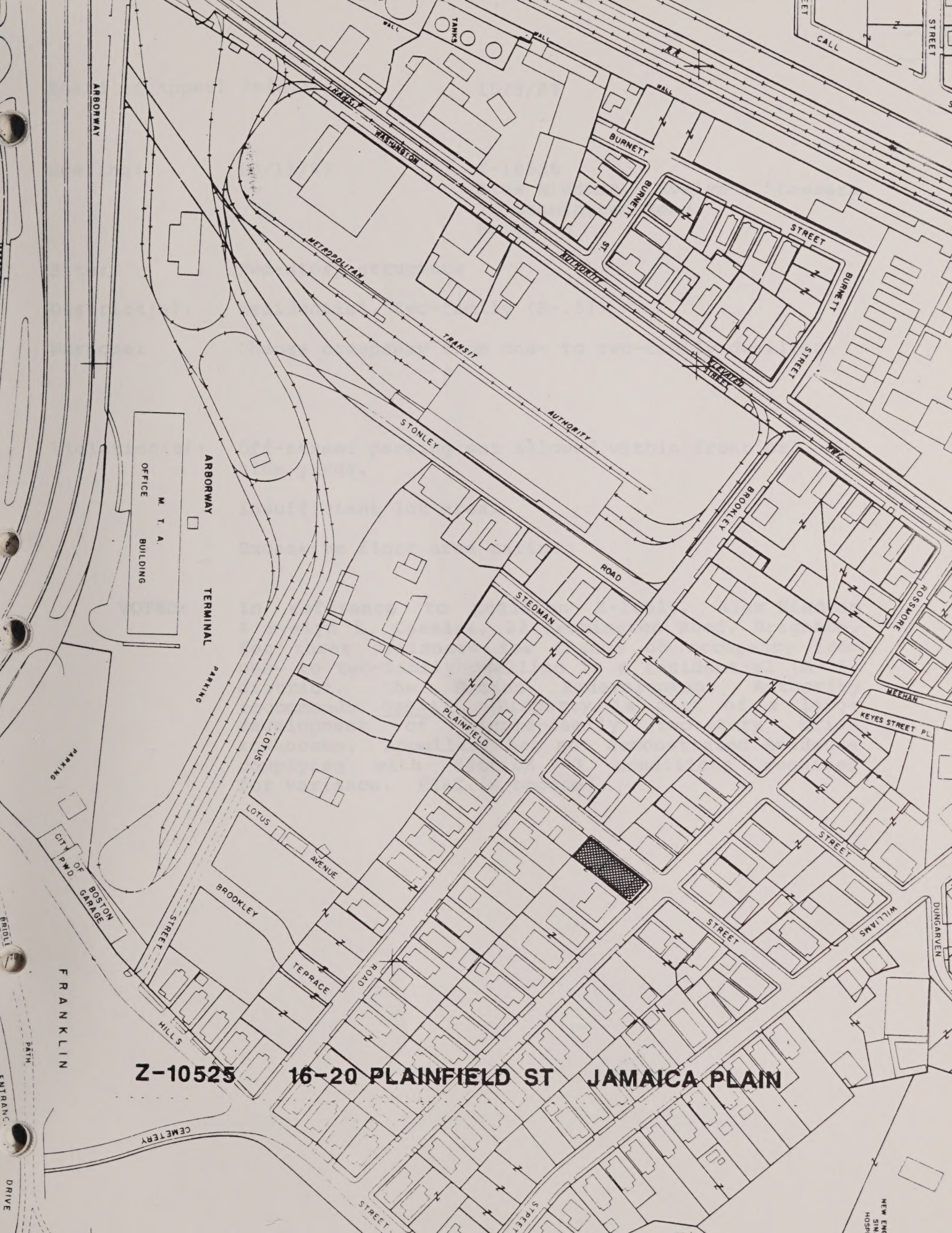
Excessive floor area ratio.

Insufficient lot area, front, and rear yards.

VOTED: In reference to petition Z-10525, Joseph Antonellis & Paul Boucher, 16-20 Plainfield Street, Jamaica Plain, for five variances to erect a three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Row 2½-story structures with three basement garages. Three-family dwelling compatible with residential character of neighborhood.

Z-10525

16-20 PLAINFIELD ST, JAMAICA PLAIN



Z-10525

16-20 PLAINFIELD ST

JAMAICA PLAIN

Board of Appeal Referrals

10/8/87

Hearing: 10/15/87 Z-10526
Alex Niedman & Evelyn L. Cassara
22 Leamington Road
Brighton

Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Off-street parking not allowed within front or
side yards.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-10526, Alex Niedman
& Evelyn L. Cassara, 22 Leamington Road, Brighton,
for three variances for change of occupancy from
one- to two-family dwelling in a residential (R-.5)
district, the Boston Redevelopment Authority
recommends denial. Property is part of a large
development of single-family two-story brick
rowhouses. Appellant has not demonstrated evidence
complying with Section 7-3 conditions required
for variance. PZAC is opposed.



Z-10526

22 LEAMINGTON RD BRIGHTON

Board of Appeal Referrals

10/8/87

Hearing: 10/15/87 Z-10529
Clyde Coburn
386 Blue Hill Avenue
Dorchester

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Legalize occupancy as four apartments and barber shop.

Violation(s): Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-10529, Clyde Coburn, 386 Blue Hill Avenue, Dorchester, for three variances to legalize occupancy for four apartments and barber shop in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans for any exterior changes be submitted to the Authority for design review approval. No record of legal occupancy. Residential units have existed at site approximately twenty-five years; barber shop is also an existing condition for many years.



Z-10529

386 BLUE HILL AVE

DORCHESTER

10/8/87

Hearing: 10/15/87 Z-10530
Look, Inc.
192 Gardner Street
West Roxbury

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Legalize occupancy as offices and commercial.

Violation(s): Office building is forbidden use.
Insufficient off-street parking.

VOTED: In reference to petition Z-10530, Look, Inc., 192 Gardner Street, West Roxbury, for forbidden use and variance to legalize occupancy for offices and commercial in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral until appellant meets with the community. Appellant seeks to convert what was a residence into office space for the adjoining commercial property. The area is zoned S-.5, L-.5, S-.3, and M-1. The property is in S-.5, but the side lot line is the edge of the M-1 district. The appellant is the abutter to the site, Look, Inc., which is a manufacturer of surgical sutures, and wholly within the M-1 district. It is an understandable expansion to acquire the residential property and to use the property from the manufacturer's perspective, however, there has been until recently a rezoning effort in this small area. The map amendment application was to change certain sections of the M-1 zone to residential and was subsequently denied by the Zoning Commission. However, this does not imply that the reverse, which this application represents, to change the residential area to manufacturing would be appropriate. Because the community has had an active interest in this petition, the hearing should be deferred until the community has met with the appellant.



ISLAND

HARTFORD STREET

GARDNER STREET

RAILROAD

SCREEN

DRIVE - IN THEATER

NEEDHAM BRANCH

CHARLES

PARK

ROAD

Z-10530

PARKWAY

192 GARDNER ST WEST ROXBURY

GARDNER PL.

Board of Appeal Referrals

10/8/87

Hearing: 10/15/87

Z-10532
Komari Realty Trust
5190 Washington Street
West Roxbury

Site: Two-story structure

District(s): Local business (L-.5)

Purpose: Legalize occupancy as beauty salon and stores;
subdivide.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10532, Komari Realty Trust, 5190 Washington Street, West Roxbury, for variance to legalize occupancy from beauty salon and stores and subdivide in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition. No apparent impact.

Z-10532 5190 WASHINGTON ST WEST ROXBURY



Z-10532

MARY

5190 WASHINGTON ST
DOPPER

PLAYGROUND

WEST ROXBURY

Board of Appeal Referrals

10/8/87

Hearing: 10/20/87 Z-10534
John W. Churchward
32 P Street
South Boston

Site: Three-story structure

District(s): Local business (L-.5)

Purpose: Erect two rear sundecks; install bedroom in basement
of two-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient side and rear yards.

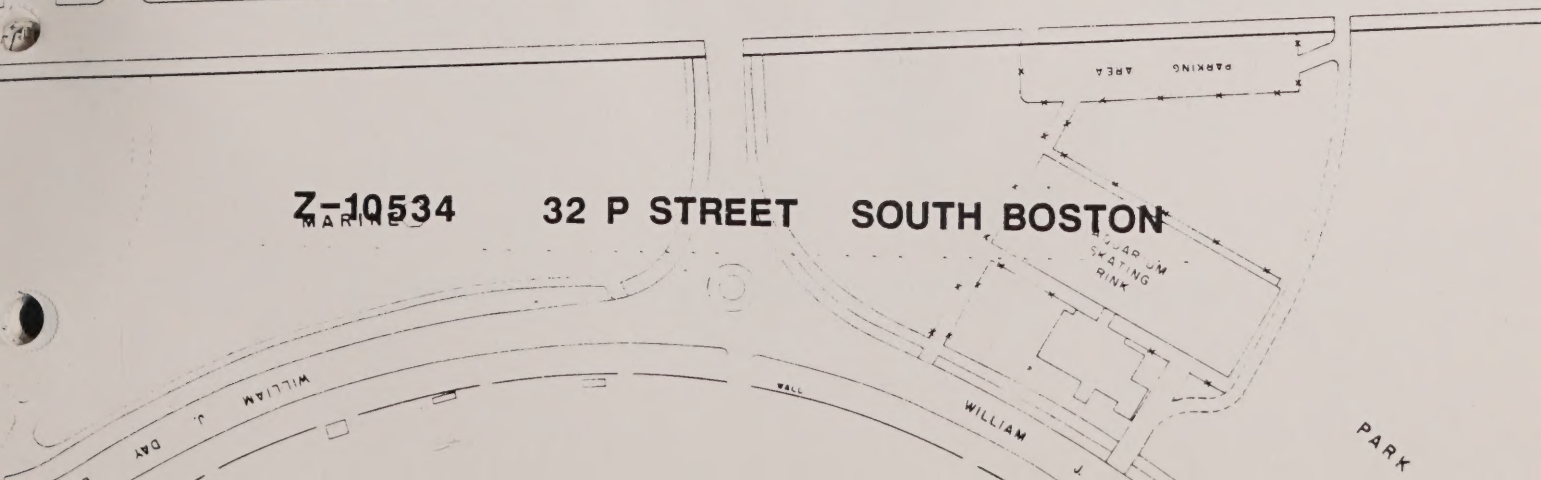
VOTED: In reference to petition Z-10534, John W. Churchward, 32 P Street, South Boston, for three variances to erect two rear sundecks and install bedroom in basement of two-family dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that basement living area comply with Inspectional Services Department Guidelines. The house is a two-family structure with minimal yard space. The decks will allow residents usable open space consistent with porch extensions in the neighborhood. The use of the basement area for a bedroom and bathroom must conform to the Inspectional Services guidelines. Basements in older structures contain the building's mechanical units and are prone to dampness. Appellant should provide documentation as to the appropriateness of the living area in the basement.



Z-10534

32 P STREET

SOUTH BOSTON



43

Board of Appeal Referrals

10/8/87

Hearing: 10/15/87 Z-10535
Gunwyn/95 Berkeley Limited Partnership
85-99 Berkeley Street
Boston

Site: Six-story structure

District(s): General business (B-4)

Purpose: Change occupancy store, office, storage, and workshop
to offices, retail, and garage.

Violation(s): Restricted parking district.

VOTED: In reference to petition Z-10535, Gunwyn/95 Berkeley Limited Partnership, 85-99 Berkeley Street, Boston, for conditional use for change of occupancy from store, office, storage, and workshop to offices, retail, and garage in a general business (B-4) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval and reviewed with the Ellis Neighborhood Association and Gunwyn abutters. Basement garage will provide 45 off-street parking spaces in an area where off- and on-street parking is almost nonexistent. Proposed as of right renovation for offices and retail will not require any change in the present structure with the exception of converting former workshop to office space.

Z-10535 85-99 BERKELEY ST BOSTON



Z-10535 85-99 BERKELEY ST BOSTON

Board of Appeal Referrals

10/8/87

Hearing: 10/15/87 Z-10536
Linda Burke & Martin Bowes
24-26 Dixfield Street
South Boston

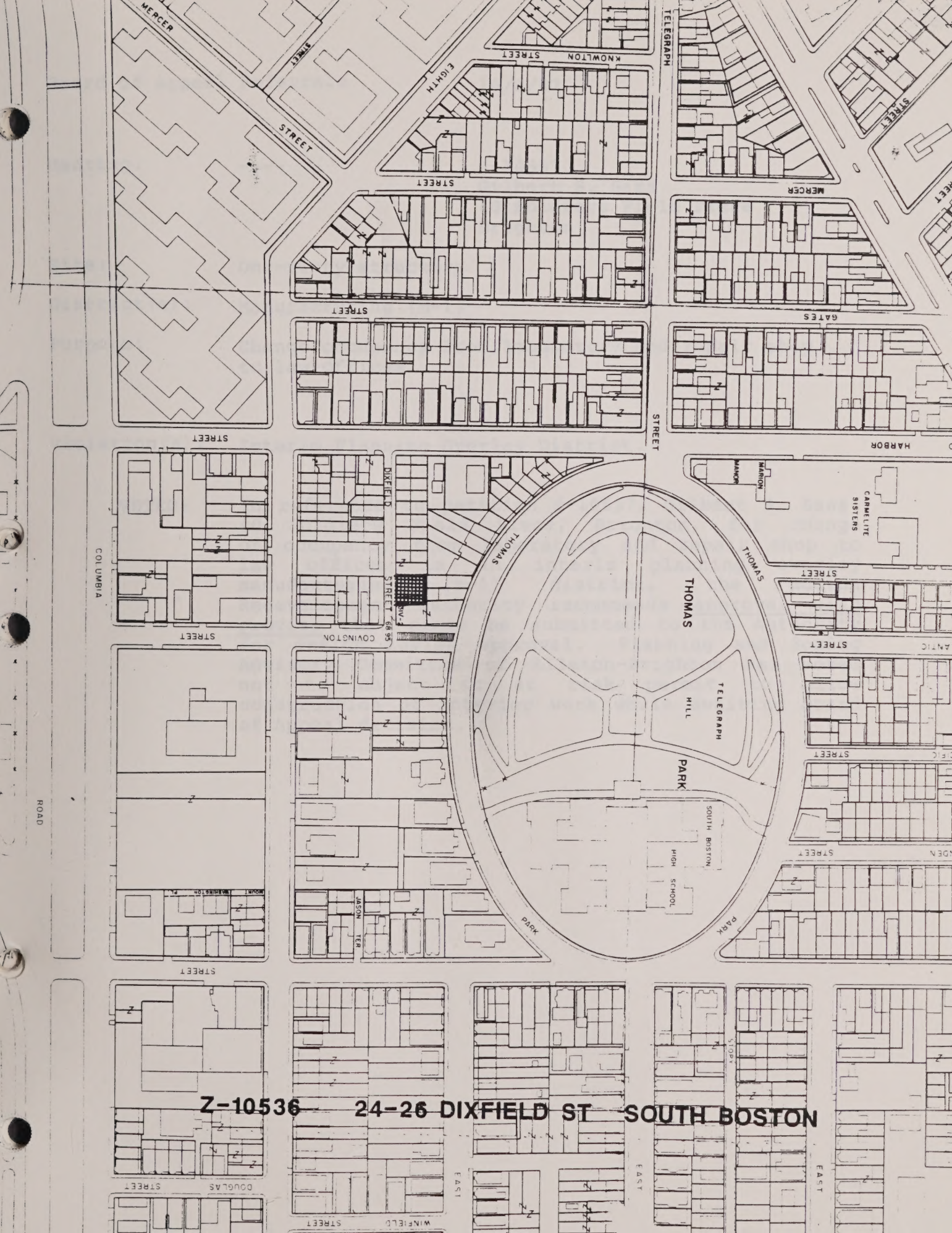
Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, width, and rear yard.

VOTED: In reference to petition Z-10536, Linda Burke & Martin Bowes, 24-26 Dixfield Street, South Boston, for three variances to erect two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. Dixfield Street is a narrow two-way street which contains one- and two-family houses. The lot at 24-26 Dixfield Street is part of a steep slope which descends from Thomas Park to Covington Street. Construction of housing on this lot must address the existing architectural character of Dixfield Street and provide critical off-street parking. Treatment of the street-level and the excavation of the slope must not interfere with the existing structure along both Dixfield Street and Thomas Park and that the public stairs linking Thomas Park to Covington Street be secured against any disturbance. The appellant should meet with the Authority and the community to present proposal.



Z-10536 24-26 DIXFIELD ST SOUTH BOSTON

Board of Appeal Referrals

10/8/87

Hearing:

Z-10537

Gilbert S. Bass

40 Soldiers Field Place

Brighton

Site:

One-story structure

District(s):

Manufacturing (M-1)

Purpose:

Change occupancy from laboratory and repair shop
to law offices.

Violation(s):

Interim Planning Overlay District.

VOTED:

In reference to petition Z-10537, Gilbert S. Bass, 40 Soldiers Field Place, Brighton, for change of occupancy from laboratory and repair shop to law offices in an interim planning overlay manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Planning and Zoning Advisory Committee of Allston-Brighton has voted not to object to at risk permit to allow construction of interior work while awaiting Board of Appeal decision.

Board of Appeal Referrals

10/8/87

Hearing: 10/15/87 Z-10538
Mrs. George C. Eliopolous
416 Baker Street
West Roxbury

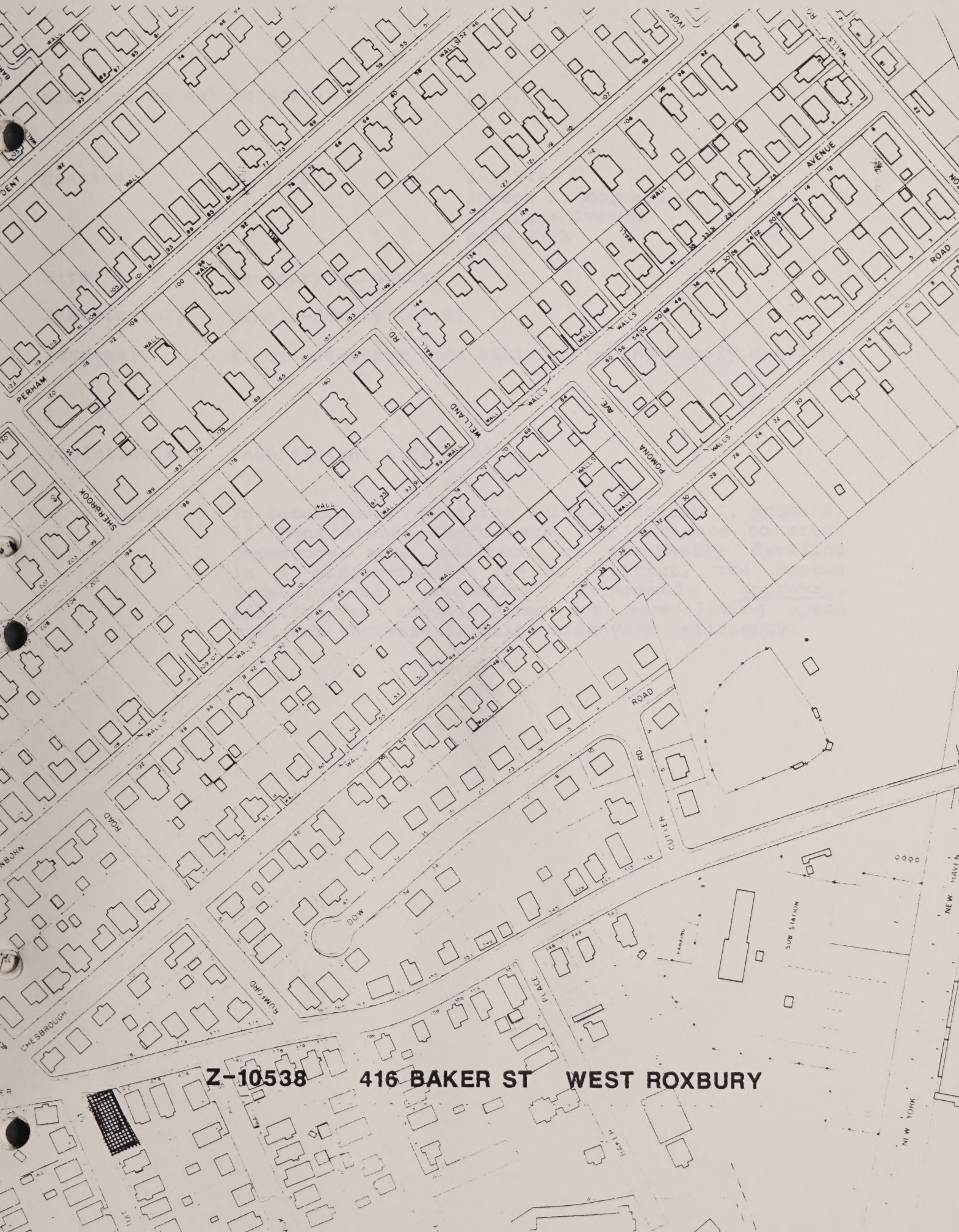
Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect four rooms in basement of two-family dwelling.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-10538, Mrs. George C. Eliopolous, 416 Baker Street, West Roxbury, for extension of nonconforming use to erect four rooms in basement of two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the property remain a two-family dwelling; that the kitchen be removed upon sale, lease, or other disposition of property; that the basement remain occupied by one person, a family member within the second degree of kinship.



Z-10538

416 BAKER ST WEST ROXBURY

Board of Appeal Referrals

10/8/87

Hearing: 10/15/87

Z-10544
Joseph I. McQuaid
133 Dana Avenue
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story side addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10544, Joseph I. McQuaid, 133 Dana Avenue, Hyde Park, for variance to erect one-story side addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Addition to second floor for more living space will not increase existing side yard deficiency.



Z-10544

133 DANA AVE

HYDE PARK

Board of Appeal Referrals

10/8/87

Hearing: 10/15/87

Z-10548
Alfred E. Reinert
40 Church Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Rebuild and enclose rear porches of three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-10548, Alfred E. Reinert, 40 Church Street, Dorchester, for two variances to rebuild and enclose rear porches of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Deteriorated porches will be reconstructed. No increase in yard deficiency.



Z-10548

40 CHURCH ST

DORCHESTER

Board of Appeal Referrals

10/8/87

Hearing: 10/15/87 Z-10549
Elia Russo
20 Thompson Street
Hyde Park

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, front, side, rear yard,
and off-street parking.

VOTED: In reference to petition Z-10549, Elia Russo,
20 Thompson Street, Hyde Park, for forbidden use
and five variances for change of occupancy from
one- to two-family dwelling in a single-family
(S-.5) district, the Boston Redevelopment Authority
recommends denial. Proposal would create an
unwanted precedent in a predominantly one-family
neighborhood.

Z-10549

20 THOMPSON ST. HYDE PARK



Z-10549

20 THOMPSON ST HYDE PARK

Board of Appeal Referrals

10/8/87

Hearing: 10/15/87

Z-10551
Christine & Gary Miller
32 Cheshire Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Enlarge front and rear dormers of one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10551, Christine & Gary Miller, 32 Cheshire Street, Jamaica Plain, for two variances to enlarge front and rear dormers of one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Appellant seeks to raise roof ridge of left ell on nineteenth century house. Second floor is currently of only marginal use due to height. Floor area will be slightly increased. Side and rear yard deficiencies will not be increased.



Z 10551

32 CHESHIRE ST JAMAICA PLAIN

Board of Appeal Referrals

10/8/87

Hearing: 10/20/87 Z-10553-10555
Abraham Aly
89-89R Rockview Street &
48 St. John Street
Jamaica Plain

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect porch and greenhouse additions to three-family dwelling; erect accessory storage addition to garage; change occupancy from one- to two-family dwelling.

Violation(s): Extension of nonconforming use.

Insufficient front, side, rear yards, and off-street parking.

VOTED: In reference to petitions Z-10553-10555, Abraham Aly, 89-89R Rockview Street & 48 St. John Street, Jamaica Plain, for extension of nonconforming use and seven variances to erect porch and greenhouse additions to three-family dwelling; erect accessory storage addition to garage; change occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral. Appellant must review plans with Neighborhood Council and abutters who have expressed concerns.



Z-10553-10555

89-89R ROCKVIEW ST & 48 ST. JOHN ST JAMAICA PLAIN

Board of Appeal Referrals

10/8/87

Hearing: 10/20/87 Z-10556
John & Francis Hauck
12 Hillside Street
Roxbury

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Erect accessory parking garage.

Violation(s): Off-street parking not allowed within front or side yards.

VOTED: In reference ot petition Z-10556, John & Francis Hauck, 12 Hillside Street, Roxbury, for variance to erect accessory parking garage in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Existing garage structure will be demolished.



Z-10556

12 HILLSIDE ST ROXBURY

Board of Appeal Referrals

10/8/87

Hearing: 10/20/87 Z-10557
Barry D. Hoffman, Trustee
739 Boylston Street
Boston

Site: Eight-story structure

District(s): General business (B-6-90A)

Purpose: Construct parking area in basement of office and restaurant structure.

Violation(s): Parking garage is conditional use.

VOTED: In reference to petition Z-10557, Barry D. Hoffman, Trustee, 739 Boylston Street, Boston, for conditional use to construct parking area in basement of office and restaurant structure in a general business (B-6-90A) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the spaces are consistent with spaces as shown on the plans approved for the building permit dated May 13, 1987, and that the developer meet with the Neighborhood Association of Back Bay to review the parking plan. The twelve (12) spaces in the garage are included in the Transportation Access Plan submitted by the developer, approved by the Authority and reviewed by the City of Boston Transportation Department.

Z-10557 739 BOYLSTON ST BOSTON



Z-10557

739 BOYLSTON ST

BOSTON

Board of Appeal Referrals

10/8/87

Hearing: 10/20/87 Z-10558
James A. & Barbara A. Burke
1512 Columbia Road
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10558, James A. & Barbara A. Burke, 1512 Columbia Road, South Boston, for two variances for change of occupancy from three- to four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Proposed conversion contrary to predominantly one-, two-, and three-family neighborhood. Appellant has not submitted evidence to justify four-family dwelling as indicated in Code conditions for variance.



BEACH

Z-10558

1512 COLUMBIA RD

SOUTH BOSTON

BOULEVARD

COLUMBIA

DEADY'S

LANE

MARINE

ROAD

STREET

STREET

STREET

STREET

STREET

STREET

STREET

BAVVIEW BL

STREET

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COLERBROOK STREET

BURNELL PLACE

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SIXTH

STREET

ST PETER SCHOOL (EL)

BENJAMIN DEAN SCHOOL (EL)

HART GRAMMER SCHOOL

STORY STREET

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Board of Appeal Referrals

10/8/87

56

Hearing: 10/20/87 Z-10559
Kenneth & Debra MacIntosh
15 Ashford Street
Brighton

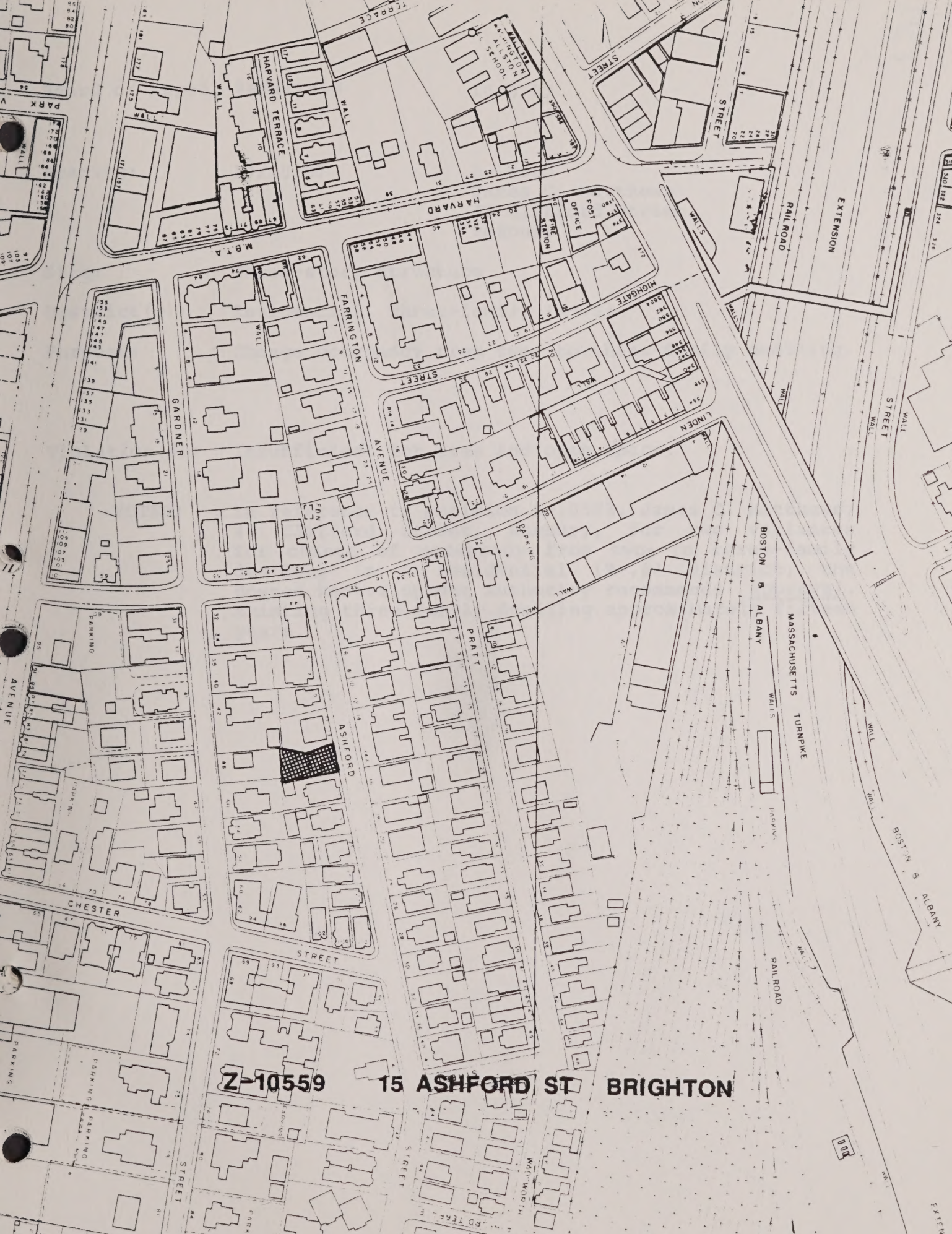
Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling;
erect addition.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10559, Kenneth & Debra MacIntosh, 15 Ashford Street, Brighton, for variance for change of occupancy from one- to two-family dwelling and erect addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral until petitioner submits adequate plans to the Authority for review. Submitted plans are inadequate. PZAC also seeks further information.



Z-10559

15 ASHFORD ST

BRIGHTON

Board of Appeal Referrals

10/8/87

Hearing: 10/20/87 Z-10563
James C. Matthews
43 Clifford Street
Roxbury

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10563, James C. Matthews, 43 Clifford Street, Roxbury, for two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing three-family dwelling approximately fifteen years.



Z-10563

43 CLIFFORD ST ROXBURY

Board of Appeal Referrals

10/8/87

Hearing: 10/13/87

Z-10564
Carlos & Maria Rezende
9 Annapolis Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect rear porch addition to three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10564, Carlos & Maria Rezende, 9 Annapolis Street, Dorchester, for variance to erect rear porch addition to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition. Enclosure will have no apparent impact.



Board of Appeal Referrals

10/8/87

59

Hearing: 10/20/87 Z-10567
Selma M. Pagnatto
721 East Fifth Street
South Boston

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10567, Selma M. Pagnatto, 721 East Fifth Street, South Boston, for two variances to legalize occupancy as two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment be submitted to the Authority for design review approval. No record of legal occupancy. Proposal consistent with surrounding residential properties.



K ST FIRE STATION

EAST

EMERSON

CHURCH OF OUR SAVIOUR

EAST

BECKER AVENUE

EAST

EAST

NORCROSS PL

EAST

HATCH

SOUTH BAPTIST CHURCH

JOSEPH JACOBSON SCHOOL

STREET

BASTON SCHOOL (EL)

CUTLER COURT

STREET

VIKING ST

EIGHTH

ST BRIGIDS CHURCH (R.C.)

FOURTH

LEONARD

FIFTH

OSLOW TR

SIXTH

MONKS STREET

SEVENTH

PETERS STREET

LANE

HARDY

ST MATHIAS THE REDEEMER

ST MATHIAS THE REDEEMER

SMALLOW

ST

721 EAST FIFTH ST SOUTH BOSTON

10567

STREET

MAZARD FERRY SCHOOL

Board of Appeal Referrals

10/8/87

Hearing: 10/15/87

Z-10578
Michael Tivnan
15 Dixfield Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10578, Michael Tivnan, 15 Dixfield Street, South Boston, for two variances for change of occupancy from one- to two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans for any exterior changes be submitted to the Authority for design review approval. Two-family dwelling compatible with general neighborhood character.



Z-10578

15 DIXFIELD ST SOUTH BOSTON

10/8/87

Hearing: 10/13/87 Z-10585
Deacon Transportation Company
Michael J. Thomas
335-337 West Second Street
South Boston

Site: One-story structure

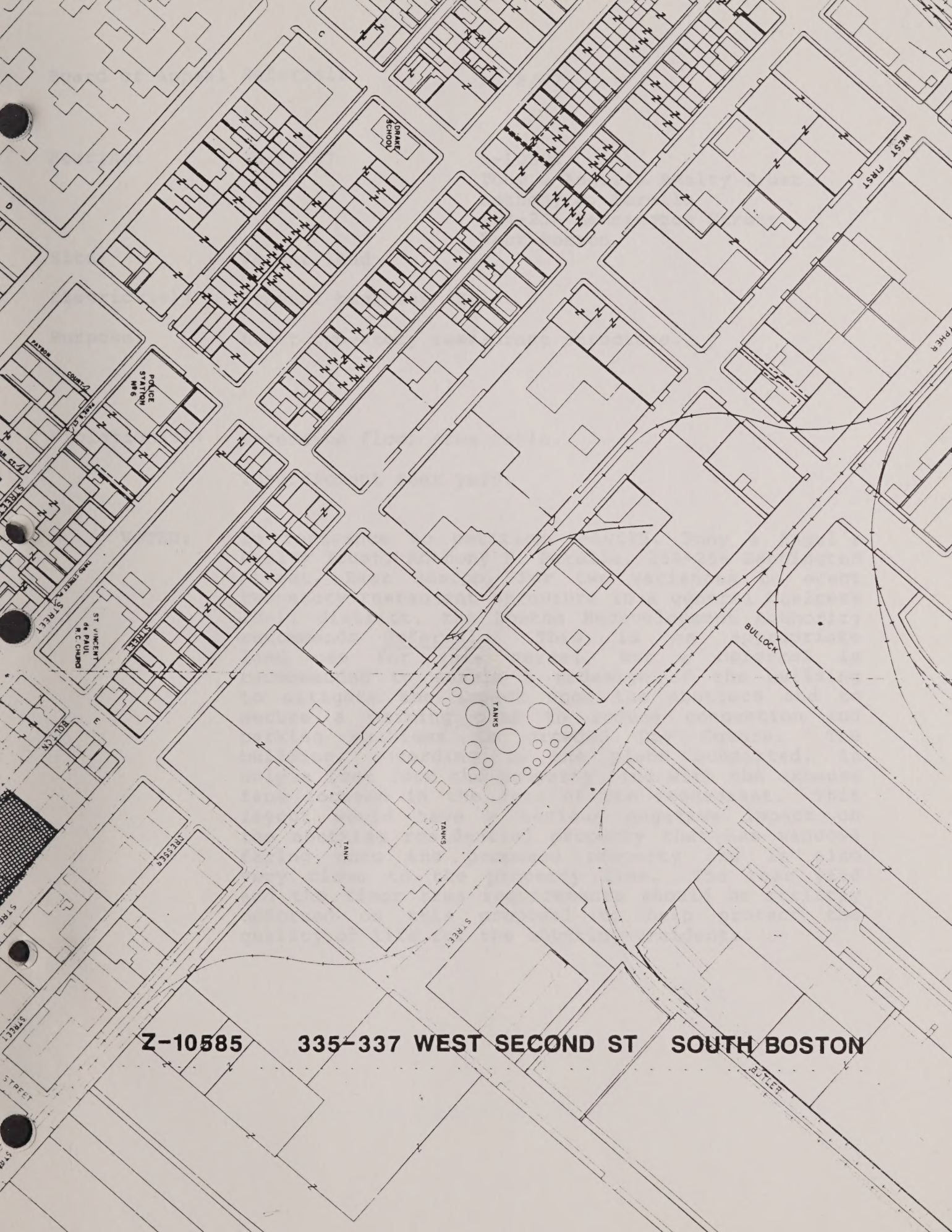
District(s): Manufacturing (M-1)

Purpose: Change occupancy from truck garage to storage
of buses and erect 160' x 45' rear-side addition.

Violation(s): Storage of buses is conditional use.

Extension of nonconforming use.

VOTED: In reference to petition Z-10585, Deacon Transportation Company, Michael J. Thomas, 335-337 West Second Street, South Boston, for conditional use and extension of nonconforming use for change of occupancy from truck garage to storage of buses and erect addition in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Proposed 9,600-square-foot garage addition. The new structure would create a 14,000-square-foot garage storage facility for maintenance and storage of commercial vehicles. Deacon Transportation currently stores and maintains their tour buses on this site. The lot is located in the middle of the block between E and F Streets on the south side of West Secon Street. This west side area of South Boston is experiencing a dramatic increase in the construction of new housing and the expansion of a transportation-related commercial activity at this site would not benefit the resurgence of residential development. The addition would increase the present operation over three times its size and encroach on the existing residential area.



Z-10585

335-337 WEST SECOND ST

SOUTH BOSTON

Board of Appeal Referrals

10/8/87

Hearing: 10/13/87 Z-10595
Tony & Angel's Realty Trust
Anthony F. Parella
254-256 Bennington Street
East Boston

Site: Vacant land

District(s): General business (B-1)

Purpose: Erect two-story restaurant structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-10595, Tony & Angel's Realty Trust, Anthony F. Parella, 254-256 Bennington Street, East Boston, for two variances to erect two-story restaurant structure in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral. This is an appropriate land use for this parcel, but a deferral is recommended to enable a redesign of the building to mitigate the impact upon the abutters and to secure a parking plan to reduce congestion and parking problems in crowded Day Square. The building, according to the plans submitted, is only a foot from the property line with the exhaust fans located in the rear of the restaurant. This layout would have a serious negative impact on the abutting residential property that has windows facing onto the proposed property and is also very close to the property line. The rear yard and the floor area requirements should be strictly enforced on this proposal to help protect the quality of life for the abutting residents.



Z-10595

254-256 BENNINGTON ST. EAST BOSTON

Board of Appeal Referrals

10/8/87

Hearing: 10/20/87 Z-10645-10646
2 Clarendon Street Realty Trust
Michael A. Leabman, Trustee
90 Warren Avenue & 2 Clarendon Street
Boston

Site:

District(s): Apartment (H-3)

Purpose: Use premises for ancillary parking and two off-street parking spaces in side yard.

Violation(s): Ancillary parking is conditional use.

Off-street parking not allowed in side yard.

Parking design.

VOTED: In reference to petitions Z-10645-10646, 2 Clarendon Street Realty Trust, Michael A. Leabman, Trustee, 90 Warren Avenue & 2 Clarendon Street, Boston, for conditional use and three variances to use premises for ancillary parking and two off-street parking spaces in side yard in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Proposal will provide sixteen parking spaces on the Mackey School lot for residents of 2 Clarendon Street, a sixty-unit condominium development under construction approved by the Board of Appeal and the Authority. Further two parking spaces will be provided in north side yard of 2 Clarendon Street. Ellis Neighborhood Association supports proposal.



Z-10645-10646

90 WARREN AVE & 2 CLARENDON ST

BOSTON

Board of Appeal Referrals

10/8/87

Hearing: 10/20/87 Z-10649-10654
Joseph Dennis Homes, Inc.
Stearns Road Nominee Trust
51-71 Stearns Road
West Roxbury

Site: 33,400 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect six one-family dwellings.

Violation(s): Insufficient lot area, width, frontage, and side yard.

VOTED: In reference to petitions Z-10649-10654, Joseph Dennis Homes, Inc., Stearns Road Nominee Trust, 51-71 Stearns Road, West Roxbury, for twenty-three variances to erect six one-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Minimal variances. Stearns Road abutters support proposal.

Z-10649-10654

51-71 STEARNS RD

WEST ROXBURY



Z-10649-10654

51-71 STEARNS RD WEST ROXBURY

Board of Appeal Referrals

10/8/87

Hearing: 10/20/87

Z-10696-10712

Boston Redevelopment Authority
Boston Neighborhood Housing Services, Inc
9-13 Bucknam Street, 11-23 Lawn Street,
63-73 Wensley Street, Jamaica Plain
66-74 Fisher Avenue, Roxbury

Site: Vacant land

District(s): Residential, three-family (R-.8) and Manufacturing (M-1)

Purpose: Subdivide; erect 17 one-family dwellings in six rowhouse structures.

Violation(s): One-family dwelling is forbidden use.

Off-street parking not allowed within front or side yards.

Insufficient lot area, width, frontage, open space, front, side, and rear yards.

Excessive floor area ratio.

VOTED: In reference to petitions Z-10696-10712, Boston Redevelopment Authority, Boston Neighborhood Housing Services, Inc., 9-13 Bucknam Street, 11-23 Lawn Street, 63-73 Wensley Street, Jamaica Plain; 66-74 Fisher Avenue, Roxbury, for six forbidden uses and seventy-five variances to erect seventeen one-family dwellings in six row structures in a residential (R-.8) and manufacturing (M-1) districts, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Boston Neighborhood Housing Services, Inc., which received final designation as developer by the Authority on September 10, will convey proposed dwellings to low- and moderate-income persons and families through the Homeownership Opportunity Mortgage Financing Program sponsored by the MHFA. Project will provide much needed affordable housing in the neighborhood, and remove blighted parcels. Community has extensively reviewed development and has expressed support.

Board of Appeal Referrals

10/8/87

Hearing: 10/20/87 Z-10661
Natrac Equities, Inc.
John Olivito, President
150 State Street
Boston

Site: Four-story structure

District(s): General business (B-8)

Purpose: Change occupancy to travel school, tavern restaurant,
and offices.

Violation(s): Travel agency trade school is conditional use.

VOTED: In reference to petition Z-10661, Natrac Equities, Inc., John Olivito, President, 150 State Street, Boston, for conditional use for change of occupancy to travel school, tavern restaurant, and offices in a general business (B-8) district, the Boston Redevelopment Authority recommends approval with proviso that this use is terminated when the school vacates the premises. The proponent seeks to open a travel agency trade school with seating for 16 students within a building occupied by a travel agency, and this use is regarded as being compatible with those in the building and those in the neighborhood.



Z-10661

150 STATE ST BOSTON